



GREENSBORO BOARD OF ADJUSTMENT

The following requests have been received and will be considered at the next meeting of the **Greensboro Board of Adjustment** which is scheduled for **Monday, September 25, 2006 at 2:00 p.m.** in the City Council Chamber of the Melvin Municipal Office Building.

I. APPROVAL OF MINUTES OF LAST MEETING

II. NEW BUSINESS

1. VARIANCE

- (a) BOA-06-42: **1707 ST. ANDREWS ROAD** Robert L. Groat requests a variance from a centerline street setback requirement. *Violation:* A proposed single family dwelling will encroach 10 feet into a 55-foot centerline front setback from St. Andrews Road. Table 30-4-6-1, Present Zoning-RS-9, BS-28, Cross Street-Wentworth Drive.
- (b) BOA-06-43: **2221 VANSTORY STREET** Koury Corporation requests a variance for an existing dumpster which encroaches into a street setback. *Violation:* The dumpster encroaches 40 feet into a 50 foot major thoroughfare setback adjacent to Interstate 40. Table 30-4-6-5, Present Zoning-SC, BS-42, Cross Street-Fordham Boulevard (I-40).
- (c) BOA-06-44: **301 SUNSET DRIVE** Jane Gorrell requests a variance from a centerline street setback requirement. *Violation:* A proposed attached garage will encroach into a centerline side street setback. The proposed garage will encroach 20 feet into a 40-foot centerline side setback from Allendale Road. Table 30-4-6-1, Present Zoning-RS-9, BS-287, Cross Street-Allendale Road.

2. SPECIAL EXCEPTION

- (a) BOA-06-45: **1316 ROTHERWOOD** Haywood Miller requests a Special Exception as authorized by Section 30-5-2.37(B) to allow a separation of 1,120 feet from one family care home (6 or less persons) to another family care home (6 or less persons) when 1,320 feet is required. Present Zoning-RS-9, BS-38, Cross Street-Acorn Road.

- (b) BOA-06-46: **105 WEST HENDRIX STREET** Melvin Manuel, III requests a Special Exception as authorized by Section 30-4-4.2(B)2) to allow a reduction in required parking spaces. The Ordinance requires five (5) off-street spaces and the applicant is proposing zero (0) off-street parking spaces. The Historic Preservation Commission has recommended this Special Exception. Present Zoning-GO-M, BS-2, Cross Street-North Elm Street.